
ESTATE / TAX DEEDS / PUBLIC SALES ---

SECOND INSERTION	
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2024-4021 Tax Deed #:2026TD000158 NOTICE IS HEREBY GIVEN that KEYS FUNDING, LLC - 2024 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2024-4021 Year of Issuance 2024 Description of Property BEG 646.56 FT W & 1007.805 FT S OF NE COR OF W1/2 OF SW1/4 SEC 3, THENCE E 210 FT FOR POB, N 150.27 FT, E 72 FT, S 150.36 FT, W 72 FT TO POB, ALSO EASEMENT FOR TRAVEL OVER, UPON & ACROSS A PRIVATE RD ON N 18	FT OF; BEG 646.54 FT W & 1007.805 FT S OF NE COR OF W1/2 OF SW1/4 SEC 3, E 210 FT, N 168 FT, W 210 FT, S 168 FT TO P O B AS DESC IN DB 370 P 34 PUB REC MAN CO, FLA P-39-S PI#50460.0000/5 Parcel ID Number 5046000005 Property Address: 3107 37TH AVE W BRADENTON, FL 34205 Names in which assessed: BOA FIDU INC All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 09/28/2026 at 10:00 am, by Angelina Colonnoso, Manatee County Clerk of the Courts. Aug. 28; Sept. 4, 11, 18, 2026 26-01620M

SECOND INSERTION	
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2024-3923 Tax Deed #:2026TD000156 NOTICE IS HEREBY GIVEN that KEYS FUNDING, LLC - 2024 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2024-3923 Year of Issuance 2024 Description of Property BEG 20 FT S & 34 FT E OF NW COR OF NE1/4 OF NW1/4 SEC 2, E ALONG S LINE OF 26TH AVE 91 FT, S 45 FT, W 5.09 FT, S 83 FT MORE OR LESS TO S LINE OF B O BARRINGTON PROPERTY AS SHOWN ON PLAT OF BARRINGTON TERRACE, (PB 2 P 124) W 85 FT TO E LINE OF TAMIAMI TRAIL, N 128 FT MORE OR LESS TO POB BARRINTON TERRACE; LESS H/W R/W PER THAT PART OF ORDER OF TAKING REC IN OR 223/671 DESC AS FOLLOWS: THAT PART OF BEG 20 FT S AND 34 FT E OF THE NW COR OF THE NE 1/4 OF THE NW 1/4 OF SEC 2, TWN 35S, RNG 17E; RUN TH E ALG S LN OF 26TH AVE 91 FT; TH S 45 FT; TH W 5.09 FT; TH S 83 FT M/L TO S LN OF B O BARRINGTON	PROPERTY AS SHOWN ON PLAT OF BARRINGTON TERR IN SD SEC 2 AS REC IN PB 2 PG 124 PRMCF; TH W 85 FT TO E LN OF TAMIAMI TRL; TH N 128 FT M/L TO POB LYING WITHIN 42 FT OF THE SURVEY LN OF SR 45 SEC 13010, SD SURVEY LN BEING DESC AS FOLLOWS: BEG ON THE WLY EXT OF THE NLY BDRY OF LOT 18 OF BELLE MEAD SUBDIV IN SEC 2, TWN 35S, RNG 17E AS PER PLAT THEREOF REC IN PB 4 PG 5 PRMCF AT A PT 946.81 FT W OF THE NE COR OF SD LOT 18; RUN TH N 1 DEG 37 MIN 42 SEC W, 1241.37 FT TO THE INT OF THE TAMIAMI TRL (SR45) WITH THE N BDRY LN OF SD SEC 2; LESS EXISTING R/W. CONT .026 AC M/L. PI#48553.0000/2 Parcel ID Number 4855300002 Property Address: 2601 14TH ST W BRADENTON, FL 34205 Names in which assessed: EMPIRE INVESTMENT COMPANY LLC, EMPIRE INVESTMENT COMPANY, LLC All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 09/28/2026 at 10:00 am, by Angelina Colonnoso, Manatee County Clerk of the Courts. Aug. 28; Sept. 4, 11, 18, 2026 26-01626M

SECOND INSERTION	
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2024-4944 Tax Deed #:2026TD000132 NOTICE IS HEREBY GIVEN that SAND CUB the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2024-4944 Year of Issuance 2024 Description of Property PART OF LOT 1, SOUTHWOOD VILLAGE-CORRECTED PLAT AS PER PLAT THEREOF REC IN PB 8 P 80-C, MORE FULLY DESC AS FOL: COM AT THE NE COR OF THE NW1/4 OF THE SW1/4 OF SEC 14, TH S 88 DEG 35 MIN 18 SEC W ALG THE N LN OF SD NW1/4 OF SW1/4 A DIST OF 17.94 FT TO THE INTERSEC OF THE C/L OF 57TH AVE W & THE U S HWY 41; TH CONT S 88 DEG 35 MIN 18 SEC W 42.0 FT; TH S 1 DEG 17 MIN 02 SEC E, 30.0 FT TO A PT ON THE W R/W LN OF SD U S 41; TH CONT S 1 DEG 17 MIN 02 SEC E 6.0 FT FOR THE POB; TH CONT S 1 DEG 17 MIN 02 SEC E, ALG SD W R/W LN, 194.0 FT; TH S 88 DEG 35 MIN 18 SEC W 200.0 FT; TH N 1 DEG 17 MIN 02 SEC W, 200.0 FT TO THE S R/W LN OF 57TH AVE W; TH N 88 DEG 35 MIN 18 SEC E, ALG SD S R/W LN 183.0 FT; TH S 71 DEG 58 MIN 18 SEC E, ALG SD R/W LN, 18.0 FT TO THE POB AS DESC IN ORB 527 P 663; LESS RD R/W DESC IN ORB 845 P 481 PRMCF DESC AS FOL: COM AT NE COR OF NW1/4 OF SW1/4 OF SEC 14; TH S 88 DEG 34 MIN 43 SEC W, 59.94 FT; TH S 01 DEG 17 MIN 02 SEC E, 36 FT FOR POB; TH CONT S 01 DEG 17 MIN 02 SEC E ALG W R/W/L OF US 41 (SR 45), 20.0 FT; TH N 47 DEG 26 MIN 10 SEC W TO S R/W/L OF LITTLE PITTSBURGH RD (57TH AVE W), 37.44 FT; TH N 88 DEG 34 MIN 43 SEC E ALG SD S R/W/L, 10.0 FT; TH S 71 DEG 57 MIN 58 SEC E, 18.01 FT TO POB. (PART OF LOT A SOUTHWOOD VILLAGE PB 8 PG 80); ALSO LESS OR 2410/4188 FOR RD R/W DESC AS FOLLOWS: PARCEL 102: THAT PORTION OF LOT A, SOUTHWOOD VILLAGE (CORRECTED PLAT), A SUB IN SEC 14, TWN 35, TWN 17 AS PER PLAT THEREOF REC IN PB 8 PG 80B, PRMCF, BEING DESC AS FOLLOWS: COM AT A SET P.K. NAIL AND DISC ON THE SURVEY BASE LN OF SR 45 (US 41) AT STATION 1396+29.90 (PER FPID NO. 4273071 SEC 13010-000); TH ALG SD SURVEY BASE LN N 00 DEG 26 MIN 52 SEC E A DIST OF 599.88 FT; TH N 89 DEG 33 MIN	08 SEC W A DIST OF 47.19 FT TO THE SLY EXISTING R/W LN OF LITTLE PITTSBURGH RD [57TH AVE W (PER OR 951/276, PRMCF)] FOR A POB; TH N 89 DEG 33 MIN 40 SEC W A DIST OF 9.40 FT; TH N 00 DEG 27 MIN 52 SEC E A DIST OF 9.05 FT TO SD SLY EXISTING R/W LN; TH ALG SD SLY EXISTING R/W LN, S 45 DEG 37 MIN 49 SEC A DIST OF 13.04 FT TO THE POB; ALSO LESS OR 2522/2817 & OR 2521/7183 FOR RD R/W DESC AS FOLLOWS: PARCEL 119: THAT PORTION OF LOT A, SOUTHWOOD VILLAGE, A SUB IN SEC 14, TWN 35, RNG 17 AS PER CORR PLAT THEREOF REC IN PB 8/80-B, BEING DESC AS FOLLOWS: COM AT THE NW COR OF THE SW 1/4 OF SD SEC 14; TH ALG THEN N LN OF SD SW 1/4, S 89 DEG 35 MIN 35 SEC E A DIST OF 1313.85 FT TO THE SURVEY BASE LN OF SR 45 (US 41); TH ALG SD SURVEY BASE LN S 00 DEG 26 MIN 52 SEC W A DIST OF 228.77 FT; TH N 89 DEG 37 MIN 14 SEC W A DIST OF 42.42 FT TO THE W EXISTING R/W LN OF SD SR 45 (PER SEC 1301-(117)-(201)119-2502) FOR A POB; THE CONT N 89 DEG 37 MIN 14 SEC W A DSIT OF 8.08 FT; TH N 00 DEG 26 MIN 52 SEC E A DIST OF 61.89 FT; TH N 27 DEG 01 MIN 46 SEC E A DIST OF 8.94 FT; TH N 00 DEG 26 MIN 52 SEC E A DIST OF 43.83 FT; TH N 26 DEG 06 MIN 02 SEC W A DIST OF 8.95 FT; TH N 00 DEG 26 MIN 52 SEC E A DIST OF 47.28 FT; TH N 10 DEG 56 MIN 59 SEC W A DIST OF 8.25 FT; TH N 00 DEG 26 MIN 52 SEC E A DIST OF 2.01 FT TO THE W EXISTING R/W LN OF SD SR 45 (PER FPID NO 427307-1 SEC 13010-000); TH ALG SD W EXISTING R/W S 89 DEG 33 MIN 40 SEC E A DIST OF 4.94 FT; TH CONT ALG SD W EXISTING R/W LN S 45 DEG 37 MIN 49 SEC E A DIST OF 7.13 FT TO SD W EXISTING R/W LN (PER SEC 1301-(117)-(201)119-2502); TH ALG SD W EXISTING R/W LN S 00 DEG 34 MIN 08 SEC W A DIST OF 174.14 FT TO THE POB, PI#59703.1005/7 Parcel ID Number 5970310057 Property Address: 5704 14TH ST W BRADENTON, FL 34207 Names in which assessed: BRADENTON GAS STATION USA LLC All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 09/28/2026 at 10:00 am, by Angelina Colonnoso, Manatee County Clerk of the Courts. Aug. 28; Sept. 4, 11, 18, 2026 26-01632M

FOURTH INSERTION	
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2024-2755 Tax Deed #:2026TD000126 NOTICE IS HEREBY GIVEN that KEYS FUNDING, LLC - 2024 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2024-2755 Year of Issuance 2024 Description of Property LOT 26 BLK 4 LINCOLN	MANOR PI#25284.0000/1 Parcel ID Number 2528400001 Property Address: 532 29TH ST E PALMETTO, FL 34221 Names in which assessed: LUCILLE PRATT All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 09/14/2026 at 10:00 am, by Angelina Colonnoso, Manatee County Clerk of the Courts. Aug. 14, 21, 28; Sept. 4, 2026 26-01520M

FOURTH INSERTION	FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2024-2370 Tax Deed #:2026TD000121 NOTICE IS HEREBY GIVEN that KEYS FUNDING, LLC - 2024 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2024-2370 Year of Issuance 2024 Description of Property LOT 60 BLK D COUNTRY OAKS PHASE II PI#20459.0840/3 Parcel ID Number 2045908403 Property Address: 4804 79TH AVENUE PLZ E SARASOTA, FL 34243 Names in which assessed: PAUL THOMAS SELLERS All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 09/14/2026 at 10:00 am, by Angelina Colonnoso, Manatee County Clerk of the Courts. Aug. 14, 21, 28; Sept. 4, 2026 26-01519M	NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2024-2299 Tax Deed #:2026TD000120 NOTICE IS HEREBY GIVEN that KEYS FUNDING, LLC - 2024 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2024-2299 Year of Issuance 2024 Description of Property THE N1/2 OF LOT 14 SHERMAN-STUART SUB PI#19829.1000/0 Parcel ID Number 1982910000 Property Address: 1721 SUPONICAVE SARASOTA, FL 34243 Names in which assessed: BRUCE CLARK, CLARK FAMILY REVOC LIVING TRUST All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose. com on 09/14/2026 at 10:00 am, by Angelina Colonnoso, Manatee County Clerk of the Courts. Aug. 14, 21, 28; Sept. 4, 2026 26-01518M

FOURTH INSERTION	FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2024-2033 Tax Deed #:2026TD000114	NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2024-2676 Tax Deed #:2026TD000098
NOTICE IS HEREBY GIVEN that KEYS FUNDING, LLC - 2024 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2024-2033 Year of Issuance 2024 Description of Property LOT 13 SANDRA ACRES PI#17717.0000/0 Parcel ID Number 1771700000 Property Address: 5324 34TH ST E BRADENTON, FL 34203 Names in which assessed: PENNY E COOPER, WESLEY D. COOPER All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 09/14/2026 at 10:00 am, by Angelina Colonnoso, Manatee County Clerk of the Courts. Aug. 14, 21, 28; Sept. 4, 2026	NOTICE IS HEREBY GIVEN that KEYS FUNDING, LLC - 2024 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2024-2676 Year of Issuance 2024 Description of Property LOT 10 BLK 3 WELSH MEMPHIS SUB PI#24399.0000/8 Parcel ID Number 2439900008 Property Address: 316 21ST ST W PALMETTO, FL 34221 Names in which assessed: ALBAMAR SOUTH FLORIDA LLC All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 09/14/2026 at 10:00 am, by Angelina Colonnoso, Manatee County Clerk of the Courts. Aug. 14, 21, 28; Sept. 4, 2026
26-01506M	26-01515M

FOURTH INSERTION

NOTICE OF APPLICATION

FOR TAX DEED

Section 197.512 F.S.

Certificate Number: 2024-2077

Tax Deed #: 2026TD000116

NOTICE IS HEREBY GIVEN that KEYS FUNDING, LLC - 2024 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2024-2077 Year of Issuance 2024 Description of Property LOT 9 BLK B 301 PARK OF COMMERCE PHASE I PI#18473.0075/1 Parcel ID Number 1847300751 Property Address: 2118 60TH DR E BRADENTON, FL 34203 Names in which assessed: LORRAINE ZIFF All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 09/14/2026 at 10:00 am, by Angelina Colonnoso, Manatee County Clerk of the Courts.

Aug. 14, 21, 28; Sept. 4, 2026

26-01509M

THIRD INSERTION	
NOTICE OF ASSIGNMENT FOR THE BENEFIT OF CREDITORS IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CIVIL DIVISION Case No. 2026 CA 001940 In re: PIM, LLC, Assignor, to LARRY S. HYMAN, Assignee. TO: ALL CREDITORS AND OTHER INTERESTED PARTIES: 1. PLEASE TAKE NOTICE that on or about August 12, 2026, a Petition was filed commencing an Assignment for the Benefit of Creditors, pursuant to Chapter 727, Fla. Stat., made by PIM, LLC, Assignor, with its principal place of business at 11491 57th Street E., Parrish, FL 34219, to Larry S. Hyman, Assignee, whose address is PO Box 18625,	Tampa, FL 33679. The Petition was filed in the Circuit Court of Manatee County. 2. YOU ARE HEREBY FURTHER NOTICED that pursuant to Fla. Stat. §727.105, no proceeding may be commenced against the Assignee except as provided in Chapter 727, and excepting the case of the secured creditor enforcing its rights in collateral under Chapter 679, there shall be no levy, execution, attachment or the like, in connection with any judgment or claim against assets of the Estate, other than real property, in the possession, custody or control of the Assignee. 3. YOU ARE HEREBY FURTHER NOTIFIED that in order to receive any notification in this proceeding, you must file a Proof of Claim with the Assignee on or before December 10, 2026. Aug. 21, 28; Sept. 4, 11, 2026 26-01611M

FOURTH INSERTION	
NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE IN THE CIRCUIT COURT OF THE 12th JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CASE NO. 26 DR 1475 DILCIA NAVARRO GODOY Petitioner. v. WILLIAN NAVARRO GODOY, Respondent. TO: Willian Narvarro Godoy, Address Unknown YOU ARE NOTIFIED than an action for Dissolution of Marriage has been filed by Dilia Navarro Godoy against you and that you are required to serve a copy of your written defenses, if any, to it on Ruhl Law P.A., whose address is 20020 Veterans Blvd Suite 1 Port Charlotte Florida 33952 on or before 2026, and file the original with the Clerk of this Court at 1115 Manatee Avenue, Bradenton, Florida 34205 either before service on the aforementioned attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Petition. The action is asking the court to decide how the following real or personal property should be divided: Address: 1716 27th Ave Dr E, Bradenton FL 34208-7602 Parcel ID 157360002 Legal Description: Lots 107,109 & 111 Sunshine Ridge P-36 PI#15736.0000/2 Address: 1731 28th Ave E, Bradenton, FL 34208-7622 Parcel ID 1567800105 Legal Description: Lot 1 and the W 7.5 FT of Lot 2, G C Wyatts ADD PI#15678.0010/5 AND Address: 4506 19th St Circle West, Bradenton, FL 34207-1306 Parcel ID: 5191500007 Legal Description: Lot 19, WORNES PARK SUBDIVISION, as per plat thereof recorded in Plat Book 9, Page 46, of the Pub-	lic Records of Manatee County, Florida. You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's office. Instructions for Florida Supreme Court Approved Family Law Form 12.913(a)(2), Notice of Action For Family Cases With Minor or Dependent Child(ren) (06/18) WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings. In and for Manatee County: If you cannot afford an attorney, contact Gulfcoast Legal Services at (941) 746-6151 or www.gulfcoastlegal.org, or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011." If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Aug. 14, 21, 28; Sept. 4, 2026 26-01536M

SECOND INSERTION
NOTICE OF PUBLIC SALE Notice is hereby given that on 09/11/2026, at 10:30AM, the following property will be sold at public auction pursuant to F.S. 715.109: A 1994 WILD travel trailer bearing vehicle identification number 1ED4C3726R2872983 and all personal items located inside the travel trailer. Last Tenants: Elizabeth Ann Huggins a/k/a E. Huggins and Joel Dean Chancy, Jr. a/k/a J. Chancy. Sale to be held at: Vista Del Lago, 801 53rd Avenue W., Bradenton, Florida 34207, (941) 755-5680 Aug. 28; Sept. 4, 2026 26-01670M

ESTATE ---

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 26000798CP IN RE: ESTATE OF MARY ANN SCHULTZ Deceased. The administration of the estate of MARY ANN SCHULTZ, deceased, File Number 26000798CP, is pending in the Circuit Court for CHARLOTTE County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent

and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this Notice is September 4, 2026.

Personal Representative:
BARBARA JAYNE ELLISEN
3310 Cerritos Avenue
Signal Hill, CA 90755
Attorney for Personal Representative: WILLIAM BETTERTON, ESQ.
Attorney for Personal Representative Florida Bar No. 1054055
735 E. Venice Avenue, Suite 200
Venice, Florida 34285
Telephone: 941-303-6769
September 4, 11, 2026 26-01091T

ESTATE / PUBLIC SALES

FIRST INSERTION	
NOTICE OF PUBLIC SALE	
To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on September 25, 2026, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:45 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storage treasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.	
PUBLIC STORAGE # 68046, 7001 Gasparilla Rd, Port Charlotte, FL 33981, (941) 212-3708	
Time: 09:45 AM	
Sale to be held at www.storage treasures.com.	
139 - DARNA, MERRITT; 407 - VECCHINETO, WALTER; 444 - LANDON, VINCENT; 547 - COYNE, BERNIE; 570 - Sanches, Jean Romero; 756 - Franco, Max	
PUBLIC STORAGE # 68047, 10500 Winborough Drive, Port Charlotte, FL 33981, (941) 255-7269	
Time: 10:00 AM	
Sale to be held at www.storage treasures.com.	
D17 - Jamison, David; PARK12 - Leist, Taylor; Q09 - Mitchem, Virginia	
PUBLIC STORAGE # 77571, 2485 Luther Rd, Punta Gorda, FL 33983, (941) 270-3547	
Time: 10:15 AM	
Sale to be held at www.storage treasures.com.	
A131 - Stolpe, Todd; A142 - hillard, Jeannetta; B126 - Miller, Valerie; C215 - Malloy, Michael; D104 - Sutcliffe, George; D107 - Sutcliffe, George; D117 - Walker, Shevan; E130 - Santiago, Angeliq; F124 - Lubin, Nadine	
PUBLIC STORAGE # 68527, 6221 Marlympia Way, Punta Gorda, FL 33950, (941) 866-3827	
Time: 12:45 PM	
Sale to be held at www.storage treasures.com.	
A150 - Lawhorn, Joanne; D185 - Johnson Jr, Norvell; E324 - Price, Christopher; F273 - Stires, June; F283 - Long, Rachel; F306 - Shaffer, Steven; H263 - Isaac, Carlos	
Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080.	
September 4, 11, 2026	26-01063T

FIRST INSERTION	
NOTICE TO CREDITORS (summary administration) IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION FILE NO. 26-884-CP IN RE: ESTATE OF MICHAELE RENEE MERRITT, A/K/A MICHAELE R. MERRITT DECEASED. TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE: You are hereby notified that an Order of Summary Administration has been entered in the estate of Michael e Renee Merritt, deceased, File Number 26-884-CP, by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is Justice Center, 350 E. Marion Ave, Punta Gorda, FL 33950; that the decedent's date of death was November 6th, 2025; that the total value of the estate is \$0 and that the names and addresses of those to whom it has been assigned by such order are: Name Address	Mharee J. Merritt 8445 East Dewey Robbins Rd Howey In The Hills, FL 34737 Odis R. Merritt 8445 East Dewey Robbins Rd Howey In The Hills, FL 34737 Sheree J. Merritt 8445 East Dewey Robbins Rd Howey In The Hills, FL 34737 Dylan J. Merritt 8445 East Dewey Robbins Rd Howey In The Hills, FL 34737 ALL INTERESTED PERSONS ARE NOTIFIED THAT: All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY

FIRST INSERTION	
REQUEST FOR QUALIFICATIONS (“RFQ”) FOR RECREATIONAL BOATING CONCESSION SERVICES FOR THE BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT	
The Babcock Ranch Community Independent Special District (“District”), located in Charlotte County and Lee County, Florida, announces that recreational boating concession services (“Services”) will be required for the District. The firm selected will provide the Services within the District on an ongoing basis. The District may select one or more firms to provide the Services on an ongoing basis.	
Any firm or individual (“Applicant”) desiring to provide services to the District must: 1) hold applicable federal, state and local licenses; 2) be authorized to do business in Florida in accordance with Florida law; 3) Applicant must be in the business of providing watercraft concession (motorized and non-motorized) services and must possess sufficient financial support, equipment and organization to ensure that it can satisfactorily perform the services if awarded a contract; and 4) Applicant must demonstrate that they, or the key staff assigned to the project, have successfully provided services with similar magnitude to those specified in the scope of services to at least one entity similar in size and complexity to the District or can demonstrate they have the experience with similar scale private sector clients and the managerial and financial ability to successfully perform the work. These qualifications must be supported by the references provided.	
Applicants shall furnish a statement (“Qualification Statement”) of its qualifications and past experience with pertinent supporting data and all other items requested. Among other things, Applicants must submit information relating to: a) an understanding of the overall needs of the District, including but not limited to, proposed equipment, concession area, site plan, maintenance of area, marketing plan, etc.; b) the experience, qualifications and references of Applicant and assigned personnel, the proposed plan for management, staffing and operation of concessions under this RFQ including the Applicant's past experience with recreational boating concession services for any community development districts and past experience with Charlotte and Lee County; c) daily/overnight storage plan and hurricane preparedness plan; d) safety plan/rescue procedures including, but not limited to, pre-ride rental instructions, personal flotation device instructions and rescue protocols; and e) annual guaranteed minimum concession fees. Further, each Applicant must identify the specific individual affiliated with the Applicant who would be handling District meetings, and other tasks.	
All questions relative to this RFQ shall be directed in writing only to the District's representative, via email only to contic@whhassociates.com. Questions must be submitted by September 11, 2026, no later than 5:00 p.m. (EST).	
The District will review all Applicants and will comply with applicable Florida laws. All Applicants must submit one (1) electronic copy of the Qualification Statement by 5:00 p.m. on Friday, September 18, 2026 and to the attention of Chris Conti, at contic@whhassociates.com (“District Manager”).	
The Board will review the Qualification Statements and is anticipated to rank the Applicants during its regular meeting to be held on September 24, 2026 at 4:00 p.m. at Babcock Ranch Field House Cafeteria, 43281 Cypress Parkway, Babcock Ranch, Florida 33982. Proposers are encouraged to attend such meeting for the purpose of answering any questions related to their Qualifications Statement.	
The Board shall select and rank the Applicants using the requirements set forth in the evaluation criteria on file with the District Manager, and the highest ranked Applicant will be requested to enter into contract negotiations. If an agreement cannot be reached between the District and the highest ranked Applicant, negotiations will cease and begin with the next highest ranked Applicant, and if these negotiations are unsuccessful, will continue to the third highest ranked Applicant.	
The District reserves the right to reject any and all Qualification Statements. Additionally, there is no express or implied obligation for the District to reimburse Applicants for any expenses associated with the preparation and submittal of the Qualification Statements in response to this request.	
Any protest regarding the terms of this Notice, or the evaluation criteria on file with the District Manager, must be filed in writing with the District Manager's Office at Wrathell, Hunt and Associates, LLC, c/o Chris Conti, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, within seventy-two (72) hours after the publication of this Notice. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid Notice or evaluation criteria provisions. Any person who files a notice of protest shall provide to the District, simultaneous with the filing of the notice, a protest bond with a responsible surety to be approved by the District and in the amount of Ten Thousand Dollars (\$10,000.00).	
Any and all questions relative to this RFQ shall be directed in writing by e-mail only to Chris Conti at contic@whhassociates.com with e-mail copy to Alyssa Willson at alyssa.willson@kutakrock.com.	

Chris Conti District Manager September 4, 2026	26-01084T
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FIRST INSERTION	
Notice Under Fictitious Name Law According to Florida Statute Number 865.09	
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Loopy's Gifts And Candles, LLC located at 79 PURUS ST in the City of Punta Gorda, Charlotte, FL 33983 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 31st day of August, 2026 Kimberly Aiello Kimberly Aiello September 4, 2026	
26-01083T	
FIRST INSERTION	
NOTICE OF PUBLIC SALE	
Notice of Public Auction for monies due on storage units. The auction will be held on September 25, 2026 at or after 8:00 am and will continue until finished. Units are said to contain household items. Property sold under Florida Statute 83.806. The names of whose units will be sold are as follows. Auction will be held online at, Storage treasures.com/auctions 23950 Veterans Blvd Port Charlotte, FL 33954 NAME UNIT BALANCE Erick Vega 3156 \$392 Tammy Gillet 1003 \$560 Carol Plummer 2141 \$388 Brian Weir 2156 \$426 Lynne Izidore 1007 \$603 Sultan Chakkar 3177\$365 September 4, 11, 2026	
26-01077T	

CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211, Florida Statutes. The written demand must be filed with a clerk. The date of first publication of this Notice is September 4, 2026. Mharee J. Merritt - Petitioner Nathan Dougherty Law P.A. Attorneys for Petitioner PO Box 380984 Murdock, FL 33938 Telephone: (941) 270-4489 Florida Bar No. 118632 Email Addresses: contact@nathandoughertylaw.com September 4, 11, 2026	26-01088T
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FIRST INSERTION	
Notice Under Fictitious Name Law According to Florida Statute Number 865.09	
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Freight & Road Partnership located at 1578 BEACON DRIVE, in the City of CHARLOTTE PORT, Charlotte, FL 33952 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 27th day of August, 2026 Dmytro Ageiev September 4, 2026	
26-01064T	
FIRST INSERTION	
BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES	

The Babcock Ranch Community Independent Special District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2026, with an option for additional annual renewals, subject to mutual agreement by both parties. The District is a local unit of special-purpose government created under Chapter 2007-306, Laws of Florida, and Chapter 189 Florida Statutes, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in Charlotte County and Lee County, Florida. The final contract will require that, among other things, the audit for the fiscal year ending September 30, 2026, be completed no later than June 30, 2027.

The auditing entity submitting a proposal must be duly licensed under Chapter 473, *Florida Statutes*, and be qualified to conduct audits in accordance with “Government Auditing Standards,” as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida Law and particularly Section 218.39, *Florida Statutes*, and the rules of the Florida Auditor General.

Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Manager at the address and telephone number listed below.

Proposers must provide one (1) electronic copy and one (1) unbound copy of their proposal to the offices of the District Manager, located at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, ph: (877) 276-0889 (“District Manager”), in an envelope marked on the outside “Auditing Services, Babcock Ranch Community Independent Special District.” Proposals must be received by 12:00 p.m. on September 11, 2026, at the office of the District Manager. Please direct all questions regarding this Notice to the District Manager.

District Manager September 4, 2026	26-01085T
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FIRST INSERTION	
NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 26000784CP IN RE: ESTATE OF RONALD L. PETERSON A/K/A RONALD LEE PETERSON DECEASED. TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE: You are hereby notified that an Order of Summary Administration has been entered in the estate of Ronald L. Peterson a/k/a Ronald Lee Peterson, deceased, File Number 26000784CP by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950; that the Decedent's date of death was May 5, 2026; that the total value of the estate is \$64,000.00 and that the names and addresses of those to whom it has been assigned by such order are: Name Address Cara J. Peterson 1193 West Como Boulevard St. Paul, MN 55103 1193 West Como Boulevard St Paul, MN 55103 Kristin A. Peterson 169 S. Lexington Parkway St. Paul, MN 55105 ALL INTERESTED PERSONS ARE NOTIFIED THAT: All creditors of the estate of the Decedent and persons having claims or demands against the estate of the Decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET	FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The personal representative has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.288 Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211, Florida Statutes. The written demand must be filed with the clerk. The date of first publication of this Notice is September 4, 2026. Person Giving Notice: Cara J. Peterson 1193 West Como Boulevard St. Paul, MN 55103 Attorney for Person Giving Notice MARLA D. BOHLANDER Florida Bar No. 0071514 Primary e-mail: mdbohlander@trenam.com Secondary e-Mail: bbrandt@trenam.com TRENAM, KEMKER, SCHARF, BARKIN, FRYE, O'NEILL & MULLIS, P.A. Post Office Box 1102 Tampa, Florida 33601 Telephone: (813) 223-7474 Attorneys for Petitioner September 4, 11, 2026
26-01067T	

FIRST INSERTION	
NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 26-762-CP Division: Probate IN RE: ESTATE OF NICOLETTA HAPPEL DECEASED. TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE: You are hereby notified that an Order of Summary Administration has been entered in the estate of Nicoletta Happel, deceased, File Number 26-762-CP, by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is Charlotte County Justice Center, 350 E. Marion Ave, Punta Gorda, FL 33950; that the decedent's date of death was December 26, 2025; that the total value of the estate is \$9,000.00 and that the names and addresses of those to whom it has been assigned by such order are: Name Address Happel Family Revocable Trust dated May 13, 2020, as amended by the First Amendment dated June 15, 2020 Lisa Happel, Trustee 673 Verona Street Port Charlotte, Florida 33948 ALL INTERESTED PERSONS ARE NOTIFIED THAT: All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court	WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.288 Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211, Florida Statutes. The written demand must be filed with the clerk. The date of first publication of this Notice is September 4, 2026. Person Giving Notice: Lisa Happel 673 Verona Street Port Charlotte, Florida 33948 Attorney for Person Giving Notice Ellie K. Harris, Esq. Florida Bar Number: 0021671 Elise V. Bouchard, Esq. Florida Bar Number: 0109033 Schwarz & Harris, P.A. 17841 Murdock Circle Port Charlotte, Florida 33948 Telephone: (941) 625-4158 Fax: (941) 625-5460 E-Mail: e-service@schwarzlaw.net Secondary E-Mail: mackenzie@schwarzlaw.net September 4, 11, 2026
26-01078T	

FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT IN AND FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 26-000875-CP IN RE: ESTATE OF ROBERT E. KOENIG, Deceased. The administration of the estate of ROBERT E. KOENIG, deceased, whose date of death was 08/17/2026, is pending in the Circuit Court of Charlotte County, FL, Probate Division, the address of which is 350 Marion Ave, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against the decedent's estate on whom a copy of this notice is required to be served must file their claims or demands with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against the decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIOD SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is September 4 2026. Personal Representatives: Michael Clayton Koenig 2511 Rolyat St Ft Pierce, FL 34947 Attorney for Personal Representative: John Charles Heekin PO Box 494307 Port Charlotte, FL 33949 941-627-0333 Fla Bar No. 274267 jcheekin@jcheekin.com September 4, 11, 2026	
26-01060T	
FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION CASE NO.: 26000769CP IN RE: THE ESTATE OF LYNN ELAINE FISCHER, Deceased. The administration of the estate of Lynn Elaine Fischer, deceased, whose date of death was June 24, 2026, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is: September 4, 2026. Signed on this 18th day of August, 2026. /S/ Mary B. Finkle Mary B. Finkle, Petitioner 56 Rio Cuarto Street Punta Gorda, FL 33983 /S/ Christine F. Wright Christine F. Wright, Esq. Florida Bar No: 120790 WRIGHT LAW FIRM, P.A. 923 Del Prado Blvd. S., Suite 205 Cape Coral, FL 33990 Tel: 239-542-9955 Fax: 239-829-0548 E-mail: cwright@wlfpa.com Secondary E-mail: info@wlfpa.com September 4, 11, 2026	
26-01081T	



W10175

SAVE TIME

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W10175

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FIRST INSERTION	FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 26000869CP Division Probate IN RE: ESTATE OF LOUISE ELIZABETH LOOKENBILL Deceased. The administration of the estate of Louise Elizabeth Lookenbill, deceased, whose date of death was June 5, 2026, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave. Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no	duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is September 4, 2026. Personal Representative: Kathy L. Wildy 28342 North 108th Way Scottsdale, Arizona 85262 Attorney for Personal Representative: Bryan K. Tippen, Esq., Attorney Florida Bar Number: 113421 TIPPEN LAW FIRM, PLLC 315 E. OLYMPIA AVE STE 224 Punta Gorda, Florida 33950 Telephone: (941) 888-4260 E-Mail: info@tippenlaw.com Secondary E-Mail: Bryan@TippenLaw.com September 4, 11, 2026 26-01087T
FIRST INSERTION	FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION FILE NO: 26000814CP IN RE: ESTATE OF MARIA MONTESINOS Deceased. The administration of the estate of MARIA MONTESINOS, deceased, whose date of death was November 25, 2025; is pending in the Circuit Court for Lee County, Florida, Probate Division; File No. 26000814CP; the address of which is P.O. Box 9346, Ft. Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons, who have claims or demands against decedent's estate, including un-matured, contingent or unliquidated claims, and who have been served a copy of this notice, must file their claims with this Court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons who have claims or demands against the decedent's estate, including un-matured, contingent or unliquidated claims, must file their claims	with this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply unless a written demand is made by a creditor as specified under s. 732.2211. ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS September 4, 2026 Personal Representative: NICOLE LARQUE 941 NW 21st Ave. Gainesville, FL 32609 Attorney for Personal Representative: Joan DeMichael Henry LUSK, DRASITES & TOLISANO, P.A. 202 Del Prado Boulevard Cape Coral, Florida 33990 (239) 574-7442 FLORIDA BAR #0136352 September 4, 11, 2026 26-01054T
FIRST INSERTION	FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No.: 2026-CP-000724 Division: Probate IN RE: ESTATE OF ROMAN PAWLOWSKI Deceased. The administration of the estate of Roman Pawlowski, deceased, whose date of death was February 8, 2026, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no	held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is September 4, 2026. Personal Representative: Michael Pawlowski 5345 Moceri Lane Grand Blanc, MI 48439 Attorney for Personal Representative: Forrest J. Bass, Attorney Florida Bar No.: 68197 Farr Law Firm, PA 99 Nesbit Street Punta Gorda, FL 33950 Telephone: (941)639-1158 Fax: (941)639-0028 E-Mail: fbass@farr.com Secondary E-Mail: msleeper@farr.com and probate@farr.com September 4, 11, 2026 26-01086T
FIRST INSERTION	FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 26000786CP Division Probate IN RE: ESTATE OF ROBERT RAY GRIEGER Deceased. The administration of the estate of Robert Ray Grieger, deceased, whose date of death was May 26, 2026, is pending in	the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER
FIRST INSERTION	FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 26-863-CP Division Probate IN RE: ESTATE OF JOHN G. PAZERA A/K/A JOHN GEORGE PAZERA Deceased. The administration of the estate of John G. Pazera a/k/a John George Pazera, deceased, whose date of death was July 7, 2026, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no	The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is September 4, 2026 Personal Representative: Justin Pazera 4438 N. 27th Street #5 Phoenix, Arizona 85016 Attorney for Personal Representative: Ellie Harris Florida Bar Number: 0021671 Schwarz & Harris, P.A. 17841 Murdock Circle Port Charlotte, Florida 33948 Telephone: (941) 625-4158 Fax: (941) 625-5460 E-Mail: e-service@schwarzlaw.net September 4, 11, 2026 26-01076T
FIRST INSERTION	FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 26-000649-CP Division Probate IN RE: ESTATE OF BRIAN SCHRIBER A/K/A BRIAN J. SCHRIBER A/K/A BRIAN JAMES SCHRIBER Deceased. TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE: You are hereby notified that an Order of Summary Administration has been entered in the estate of Brian Schriber a/k/a Brian J. Schriber a/k/a Brian James Schriber, deceased, File Number 26-649-CP, by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 East Marion Avenue, Punta Gorda, FL 33950; that the decedent's date of death was May 11, 2026; that the total value of the estate is approximately \$140,000 and that the names and addresses of those to whom it has been assigned by such order are: James Boyd Schriber 4251 Rock Creek Drive Port Charlotte, FL 33948 ALL INTERESTED PERSONS ARE NOTIFIED THAT:	All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this Notice is September 4, 2026. Petitioner: James Boyd Schriber 4251 Rock Creek Drive Port Charlotte, Florida 33948 Attorney for Petitioner: Jeffrey R. Kuhns, Florida Bar No. 96026 KUHN'S LAW FIRM, PLLC 425 Cross Street, Ste. #312 Punta Gorda, Florida 33950 Telephone: (941) 205-8000/ Fax: (941) 205-8001 E-Mail: jeff@kuhnslawfirm.com Secondary E-Mail: kimberly@kuhnslawfirm.com September 4, 11, 2026 26-01072T
FIRST INSERTION	FIRST INSERTION
NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 26-CP-000614 IN RE: ESTATE OF MICHAEL STONEROCK a/k/a MICHAEL LYNN STONEROCK Deceased. TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE: You are hereby notified that an Order of Summary Administration has been entered in the estate of MICHAEL STONEROCK a/k/a MICHAEL LYNN STONEROCK, deceased, File Number 26-CP-000614, by the Circuit Court for CHARLOTTE County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950; that the decedent's date of death was February 8, 2026; that the total value of the estate is \$40,852.33 and that the names and addresses of those to whom it has been assigned by such order are: Name Address AUDREY STONEROCK 29200 S. Jones Loop Rd. Lot 395 Punta Gorda, FL 33950 ALL INTERESTED PERSONS ARE NOTIFIED THAT: All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their Claims with this Court	WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The Petitioner has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.288 Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under Section 732.2211, Florida Statutes. The written demand must be filed with the Clerk. The date of first publication of this Notice is September 4, 2026. Person Giving Notice: AUDREY STONEROCK 29200 S. Jones Loop Rd. Lot 395 Punta Gorda, Florida 33950 Attorney for Person Giving Notice CHARLES C. JONES, II, Attorney Florida Bar Number: 11952 Jones, Haber & Rollings 1633 SE 47th Terrace Cape Coral, FL 33904 Telephone: (239) 542-0700 Fax: (239) 542-8627 E-Mail: Jones@JonesHaberLaw.com Secondary E-Mail: Simes@JonesHaberLaw.com September 4, 11, 2026 26-01073T
FIRST INSERTION	FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 26000786CP Division Probate IN RE: ESTATE OF ROBERT RAY GRIEGER Deceased. The administration of the estate of Robert Ray Grieger, deceased, whose date of death was May 26, 2026, is pending in	28292 Charleen Road Chesterfield, Michigan 48047 Attorney for Personal Representative: Abagail M. Lyons Attorney Florida Bar Number: 1040206 Lyons & Lyons, PA. 27911 Crown Lake Boulevard Ste 201 Bonita Springs, FL 34135 Telephone: (239) 948-1823 Fax: (239) 948-1826 E-Mail: abby.lyons@lyons-law.com September 4, 11, 2026 26-01075T

--- SALES / ACTIONS ---

FIRST INSERTION	
NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 25001095CA FINANCE OF AMERICA REVERSE LLC, Plaintiff, vs. UNKNOWN TRUSTEE OF THE PHYLLIS E. WRIGHT REVOCABLE LIVING TRUST DATED JULY 8, 2004, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 28, 2026, and entered in 25001095CA of the Circuit Court of the TWENTIETH Judicial Circuit in and for Charlotte County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT INDIVIDUALLY BUT SOLELY AS TRUSTEE FOR FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2019-HB1 is the Plaintiff and UNKNOWN TRUSTEE OF THE PHYLLIS E. WRIGHT REVOCABLE LIVING TRUST DATED JULY 8, 2004; UNKNOWN BENEFICIARIES OF THE PHYLLIS E. WRIGHT REVOCABLE LIVING TRUST DATED JULY 8, 2004; ROBERT E. WRIGHT; MELISSA WRIGHT; CAROLINE WRIGHT; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT are the Defendant(s). ROGER D. EATON as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.charlotte.realforeclose.com , at 11:00 AM, on September 28, 2026,	the following described property as set forth in said Final Judgment, to wit: LOT 71, POINT OF PINES SUBDIVISION, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 82, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. Property Address: 1432 LEMON BAY DRIVE, ENGLEWOOD, FL 34223 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated this day of 9/1/2026, 2026. ROGER D. EATON As Clerk of the Court By: (SEAL) D. Harwood As Deputy Clerk Submitted by: Robertson, Anschutz, Schneid, Crane & Partners, PLLC Attorneys for Plaintiff 6409 Congress Avenue, Suite 100, Boca Raton, FL 33487 Telephone: 561-241-6901 Fax: 561-997-6909 25-275929 - MaM September 4, 11, 2026 26-01090T

FIRST INSERTION	
SECOND AMENDED NOTICE OF SALE, PURSUANT TO CHAPTER 45, F.S. IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA CASE NUMBER: 2026 CA 001320 NC CHARLES E. BOURNIVAL AND PAMELA J. BOURNIVAL, AS TRUSTEES OF THE BOURNIVAL TRUST U/T/D 5/1/04; Plaintiffs, v. HEATHER OLSON, AS TRUSTEE OF THE GRATITUDE TRUST, CITY OF VENICE FLORIDA, a municipal Florida corporation, MARA VISTA INVEST, LLC, a Florida limited liability company, CARRIE BECK, an individual, UNKNOWN TENANT NO. 1, UNKNOWN TENANT NO. 2, UNKNOWN TENANT NO. 3, UNKNOWN TENANT NO. 4, UNKNOWN TENANT NO. 5, UNKNOWN TENANT NO. 6, UNKNOWN TENANT NO. 7, UNKNOWN TENANT NO. 8, UNKNOWN TENANT NO. 9, UNKNOWN TENANT NO. 10, UNKNOWN TENANT NO. 11, UNKNOWN TENANT NO. 12, UNKNOWN TENANT NO. 13, UNKNOWN TENANT NO. 14, UNKNOWN TENANT NO. 15, UNKNOWN TENANT NO. 16, UNKNOWN TENANT NO. 17, UNKNOWN TENANT NO. 18, UNKNOWN TENANT NO. 19, UNKNOWN TENANT NO. 20, UNKNOWN TENANT NO. 21, UNKNOWN TENANT NO. 22, UNKNOWN TENANT NO. 23, and UNKNOWN TENANT NO. 24, Defendants. NOTICE IS HEREBY GIVEN pursuant to the Amended Uniform Final Judgment of Mortgage Foreclosure dated August 4, 2026, entered in Case No. 2026 CA 001320 NC in the Circuit Court of the Twelfth Judicial Circuit in and for Sarasota County, Florida, wherein CHARLES E. BOURNIVAL and PAMELA J. BOURNIVAL, as Trustees of the BOURNIVAL TRUST U/T/D 5/1/04 is the Plaintiff, and HEATHER OLSON, as Trustee of the GRADITUDE TRUST, et al., are the Defendants, that KAREN E. RUSHING, Clerk of the Circuit Court and County Comptroller of Sarasota County, Florida, will sell to the highest and best bidder for cash online at www.sarasota.realforeclose.com at 9:00 a.m. on the 29th day of September, 2026, in accordance with Chapter 45, Florida Statutes, the following described property as set forth in said Final Judgment, to wit: SEE EXHIBIT "A" EXHIBIT "A" Lot 7, Block 1333, Port Charlotte Subdivision, Section 11, a Sub-division according to the Plat thereof, as recorded in Plat Book 4, Pages 22A and 22E, Public Records of Charlotte County, Florida. Lot 3, Block L, PINE LAKE, a Subdivision according to the Plat thereof, as recorded in Plat Book 3, Pages 37A and 37B, Public Records of Charlotte County, Florida. Lot 5, Block L, PINE LAKE, a Subdivision according to the Plat thereof, as recorded in Plat Book 3, Pages 37A and 37B, Pub-	lic Records of Charlotte County, Florida. Lot 6, Block L, PINE LAKE, a Subdivision according to the Plat thereof, as recorded in Plat Book 3, Pages 37A and 37B, Public Records of Charlotte County, Florida. Lot 17 and the West 16 2/3 feet of Lot 18, Block 213, Edgewood Section of Venice Subdivision, Unit 14, a Subdivision according to the Plat thereof as recorded in Plat Book 2, Page 166, inclusive, of the Public Records of Sarasota County, Florida. Lots 3967 and 3968, South Venice Subdivision, Unit 14, a Sub-division according to the Plat thereof as recorded in Plat Book 6, Page 50, Public Records of Sarasota County, Florida. The East 42 feet of Lot 13 and the West 24 feet of Lot 14, Block A, Harbor Oaks Subdivision, Unit 14, a Subdivision according to the Plat thereof as recorded in Plat Book 2, Page 44, of the Public Records of Sarasota County; Florida. Lot 6, Block 1, Westfield Subdivision, a Subdivision according to the Plat thereof as recorded in Plat Book 1, Page 209 of the Public Records of Manatee County, Florida. Together with a portion of an alley adjacent to Lot 6, vacated in Official Record Book 1072, Page 656, Public Records of Manatee County, FL. The East 54.2 feet of the North 101.2 feet of Lot 1 and all of Lots 11 and 12, Block B, Vierhout's Subdivision, less the E 80 feet thereof, according to the Plat thereof as recorded in Plat Book 2, Page 113, of the Public Records of Manatee County, Florida. Lots 517 and 518, Palmetto Point Subdivision, Unit 14, a Subdivision according to the Plat thereof as recorded in Plat Book 8, Page 124 through 127 of the Public Records of Manatee County, Florida. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the Clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Dated at Sarasota County, Florida this 27th day of August, 2026. GIBSON KOHL, P.L. 1800 2nd Street, Suite 777 Sarasota, FL 34236 Telephone: 941-362-8880 Facsimile: 941-362-8881 Primary Email: James@legaljim.com Secondary Email: Forest@legaljim.com Attorneys for Plaintiff By: /s/ James D. Gibson James D. Gibson Fla. Bar No. 0709069 September 4, 11, 2026 26-01061T

FIRST INSERTION	
NOTICE OF ACTION IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION CASE NO: 25001892CC ROTONDA MEADOWS/VILLAS CONSERVATION ASSOCIATION, INC., a Florida Not for Profit Corporation, Plaintiff, v. ANDRES CASTRO SALSAMENDI, Defendant. TO: ANDRES CASTRO SALSAMENDI Enrique Pouey 263/302, Montevideo, Uruguay YOU ARE NOTIFIED that an action to foreclose a Claim of Lien on the following described property in Charlotte County, Florida: Lot 11, Block 77, Rotonda Meadows Subdivision, according to the map or plat thereof, as recorded in Plat Book 10, Page(s) 15-A through 15-Z-18, inclusive, of the Public Records of Charlotte County, Florida. Which has the address of: 136 Wren Dr, Placida, FL 33946 has been filed against you, and you are required to serve a copy of your written defenses, if any, to it on Association Legal Services, LLC, Plaintiff's attorney, at 12600 World Plaza Lane. Build.#63, September 4, 11, 2026 26-01079T	Fort Myers, FL 33907 (239-887-4276), leland@associationlegalservices.com , within thirty (30) days from first date of publication, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. DATED on Sept. 1, 2026. Roger D. Eaton CLERK OF THE CIRCUIT COURT (SEAL) By: D Harwood As Deputy Clerk Association Legal Services, LLC, Plaintiff's attorney, 12600 World Plaza Lane. Build.#63, Fort Myers, FL 33907 (239-887-4276), leland@associationlegalservices.com September 4, 11, 2026 26-01079T

FIRST INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CASE NO: 2600179CA NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs. MAUREEN SOLER, et al, Defendants. NOTICE IS HEREBY GIVEN that pursuant the Final Judgment of Foreclosure dated August 21, 2026 and entered in Case No. 26000179CA of the Circuit Court of the Judicial Circuit in and for Charlotte County, Florida wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, is the Plaintiff and MAUREEN SOLER; UNKNOWN SPOUSE OF MAUREEN SOLER; PALMETTO SOLAR, LLC D/B/A LIGHTREACH, are Defendant(s), I, Roger D Eaton, Charlotte County Clerk of Courts, will sell to the highest and best bidder for cash at www.charlotte.realforeclose.com , beginning at 11:00 a.m. on October 19, 2026, the following described property set forth in said Final Judgment, to wit: LOT 12, BLOCK 95, PORT CHARLOTTE SUBDIVISION, SECTION 70, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 21, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. Commonly known as: 20550 Edgewater Dr, Port Charlotte, FL 33952 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. If the sale is set aside, the Purchaser may be entitled to only a return of the sale deposit less any applicable fees and costs and shall have no other recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. DATED in Charlotte, Florida this, 27th day of August, 2026 As Clerk of Circuit Court CHARLOTTE County, Florida /s/ Brittany Lackey Deputy Clerk September 4, 11, 2026 26-01069T	

FIRST INSERTION	
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 26000600CA LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. AARON ASHLEY HARGRAVES, et al., Defendants. TO: AARON ASHLEY HARGRAVES 1266 HESTER ST, PORT CHARLOTTE, FL 33953 YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 6, BLOCK 2898, PORT	CHARLOTTE SUBDIVISION SECTION FORTY NINE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE(S) 63A AND 63E, INCLUSIVE, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. AND LOT 19, BLOCK 2898, PORT CHARLOTTE SUBDIVISION SECTION FORTY NINE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE(S) 63A AND 63E, INCLUSIVE, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

FIRST INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CASE NO.: 25001660CA NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs. MATHEW W. FALTER; UNKNOWN SPOUSE OF MATHEW W. FALTER; JENNIFER HENDERSHOT A/K/A JENNIFER L. HENDERSHOT; UNKNOWN SPOUSE OF JENNIFER HENDERSHOT A/K/A JENNIFER L. HENDERSHOT; PRAIRIE CREEK PARK PROPERTY OWNERS ASSOCIATION, INC.; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR FINANCE OF AMERICA MORTGAGE, LLC; UNITED STATES OF AMERICA, ON BEHALF OF SECRETARY OF HOUSING AND URBAN DEVELOPMENT; SNAP-ON CREDIT, LLC; ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT,	TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant(s). NOTICE IS HEREBY GIVEN pursuant to In Rem Final Judgment of Foreclosure dated August 11, 2026 entered in Civil Case No. 25001660CA in Circuit Court of the 12th Judicial Circuit in and for Charlotte County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff and MATHEW W. FALTER; UNKNOWN SPOUSE OF MATHEW W. FALTER; JENNIFER HENDERSHOT A/K/A JENNIFER L. HENDERSHOT; UNKNOWN SPOUSE OF JENNIFER HENDERSHOT A/K/A JENNIFER L. HENDERSHOT; PRAIRIE CREEK PARK PROPERTY OWNERS ASSOCIATION, INC.; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR FINANCE OF AMERICA MORTGAGE, LLC; UNITED STATES OF AMERICA, ON BEHALF OF SECRETARY OF HOUSING AND URBAN DEVELOPMENT; SNAP-ON CREDIT, LLC; ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT

FIRST INSERTION	
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION Case No. 26-CA-887 BISCAYNE LANDING HOMEOWNERS ASSOCIATION, INC., a Florida Not For Profit Corporation, Plaintiff, v. ALEKSANDR V. TSURKAN; INNA NIKOLAYEVNA TSURKAN; and UNKNOWN TENANT(S)/ OCCUPANT(S), Defendants. TO: ALEKSANDR V. TSURKAN; INNA NIKOLAYEVNA TSURKAN; and UNKNOWN TENANT(S)/ OCCUPANT(S) Last Known Address: 1753 Sandlewood Circle, Port Charlotte, FL 33953 YOU ARE NOTIFIED that an action has been filed against you for foreclosure of Plaintiff's lien for such unpaid amounts due to the above-named Plaintiff for the following premises located in Charlotte County, Florida: Lot 176, of BISCAYNE LANDING NORTH, according to the Plat thereof, as recorded in Plat Book 26, Page 4A, of the Public Records of Charlotte County, Florida. Parcel ID #402114116082 You are required to serve a copy of your	written defenses, if any, to this action on the Plaintiff's attorney, Kristie P. Mace, Esq., Goede, DeBoest & Cross, PLLC, 2030 McGregor Boulevard, Ft. Myers, FL 33901, within (30) days after the first date of publication of this Notice, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint or the petition. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. DATED on this 31 day of August, 2026. Roger D. Eaton Clerk of the Court (SEAL) By B. Lackey As Deputy Clerk September 4, 11, 2026 26-01080T

FIRST INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CASE NO.: 2025-CA-000928 U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE ON BEHALF OF AND WITH RESPECT TO AJAX MORTGAGE LOAN TRUST 2019-F, MORTGAGE-BACKED SECURITIES, SERIES 2019-F, Plaintiff, v. GENESSA L. BURKE A/K/A GENESSA L. PENROD, et al., Defendants. NOTICE is hereby given that Roger D. Eaton, Clerk of the Circuit Court of Charlotte County, Florida, will on October 14, 2026, at 11:00 a.m. ET, via the online auction site at www.charlotte.realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Charlotte County, Florida, to wit: Lot 7, Block 558, PORT CHARLOTTE SUBDIVISION SECTION THIRTEEN, a subdivision according to the Plat thereof, as recorded in Plat Book 5, at Pages 2A through 2G, of the Public Records of Charlotte County, Florida. Property Address: 22432 Oceanside Avenue, Port Charlotte, FL 33952 pursuant to the Final Judgment of Foreclosure entered in a case pending	in said Court, the style and case number of which is set forth above. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the clerk reports the surplus as unclaimed. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. WITNESS my hand and official seal of this Honorable Court this day of 08/28/2026. Roger D. Eaton Clerk of the Circuit Court By: (SEAL) B. Lackey DEPUTY CLERK September 4, 11, 2026 26-01066T

FIRST INSERTION	
has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is PO BOX 5026, FORT LAUDERDALE, FL 33310 on or before 10-1-2026, a date at least thirty (30) days after the first publication of this Notice in the (Please publish in BUSINESS OBSERVER) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance.	Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. WITNESS my hand and the seal of this Court this 26 day of August, 2026. ROGER D. EATON (SEAL) As Clerk of the Court By B. Lackey As Deputy Clerk 26-01630 September 4, 11, 2026 26-01056T

FIRST INSERTION	
TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED; UNKNOWN TENANT #1; UNKNOWN TENANT #2 are Defendant(s), ROGER D. EATON, Clerk of Court, will sell to the highest and best bidder for cash beginning at 11:00 A.M. at www.charlotte.realforeclose.com , in accordance with Chapter 45, Florida Statutes on September 25, 2026 the following described property as set forth in said In Rem Final Judgment of Foreclosure, to-wit: LOT 8, BLOCK 5, PRAIRIE CREEK PARK SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGES 33A THROUGH 33S, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. Property Address: 3500 Hidden Valley Cir, Punta Gorda, FL 33982 ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.	THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. ROGER D. EATON CLERK OF THE CIRCUIT COURT Charlotte County, Florida 08/27/2026 (SEAL) B. Lackey DEPUTY CLERK OF COURT Submitted By: Barron A Becker, Esq. Kelley Kronenberg 10360 West State Road 84 Fort Lauderdale, FL 33324 Service E-mail: flrealprop@kelleykronenberg.com File No.: 2390.001031 September 4, 11, 2026 26-01059T

SALES / ACTIONS

FIRST INSERTION	
NOTICE OF SALE (Count I - Unit 14) IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION Case No. 26-000074-CC CORAL RIDGE COMMERCIAL CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. JOHN I. O'DONNELL a/k/a JOHN IGNATIUS O'DONNELL; CITY OF PUNTA GORDA, FLORIDA; ALFONSO SOSA CORDERO, individually and as an individual owner operator of Corso Marine and Corso Marine, Corp.; UNKNOWN PARTY IN POSSESSION #1; UNKNOWN PARTY IN POSSESSION #2; UNKNOWN PARTY POSSESSION #3; and UNKNOWN PARTY IN POSSESSION #4, Defendants. NOTICE IS GIVEN that, in accordance with the Summary Final Judgment of Foreclosure (Count I-Lot 14) dated August 27, 2026 .in the above-styled action, I will sell to the highest and best bidder for cash via the Internet at www.charlotte.realforeclose.com at 11:00 a.m. on the 7th day of October, 2026, the following described property: Unit 14, Coral Ridge Commercial Condominium, Parcel B, a Condominium as shown in the Declaration of Condominium re-	corded on March 17, 1981 in O.R. Book 660, Pages 1064 through 1110, inclusive, and any subsequent amendments thereto, and as further described in plot plan and graphic description shown in Condominium Book 3, Page 5, of the Public Records of Charlotte County, Florida together with an undivided interest in and to the common elements appurtenant thereto. ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS, MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated: 9/2, 2026. ROGER D. EATON, Clerk of Court (SEAL) By: D. Harwood Deputy Clerk September 4, 11, 2026 26-01089T

FIRST INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL COURT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION Case No.: 25-CA-001768 TRYON STREET ACQUISITION TRUST I, a Delaware statutory trust, Plaintiff, v. 1K PEDREROS INVESTMENT, LLC, a Florida limited liability company; JAIME PEDREROS; UNKNOWN TENANT #1; UNKNOWN TENANT #2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendants. NOTICE IS HEREBY GIVEN pursuant to Default Final Judgment of Foreclosure dated August 16, 2026, entered in Case No. 25-CA-001768 of the Circuit Court for Charlotte County, Florida. I will sell to the highest and best bidder for cash on the October 9, 2026 at 11:00 a.m., online at https://charlotte.realforeclose.com, in accordance with Chapter 45, Florida Statutes, the following described property as set forth in said Final Judgment: Lot 1, Block 1769, PORT CHARLOTTE SUBDIVISION SECTION - FIFTY TWO, according to the plat thereof recorded in Plat Book 5, Page 66, Public Records of Charlotte County,	Florida. a/k/a 5372 Lambright Dr, Port Charlotte, FL 33981 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendnes, must file a claim in accordance with Florida Statutes, section 45.031. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated: August 19, 2026 CLERK OF THE CIRCUIT COURT By: (SEAL) Brittany Lackey Deputy Clerk /s/ Gerald D. Davis GERALD D. DAVIS Florida Bar No. 764698 gdavis@trenam.com bshepard@trenam.com dvaldes@trenam.com TRENAM, KEMKER, SCHARF, BARKIN, FRYE, O'NEILL & MULLIS, P.A. 200 Central Avenue, Suite 1600 St. Petersburg, FL 33701 Tel: (727) 896-7171 Attorneys for Plaintiff September 4, 11, 2026 26-01058T

FIRST INSERTION	
NOTICE OF FORECLOSURE SALE IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION Case No.: 26000447CC REGENCY HOUSE OF PORT CHARLOTTE, A CONDOMINIUM, INC., a Florida not for profit corporation Plaintiff, vs. ROBERTA GRANT; her devisees, grantees, creditors, and all other parties claiming by, through, under or against them and all unknown natural persons, if alive and if not known to be dead or alive, their several and respective spouses, heirs, devisees grantees, and creditors or other parties claiming by, through, or under those unknown natural persons and their several unknown assigns, successors in interest trustees, or any other persons claiming by through, under or against any corporation or other legal entity named as a defendant and all claimants, persons or parties natural or corporate whose exact status is unknown, claiming under any of the above named or described defendants or parties who are claiming to have any right, title or interest in and to the lands hereafter described; UNKNOWN SPOUSE OF ROBERTA GRANT; UNKNOWN TENANT #1 and UNKNOWN TENANT #2, Defendants. NOTICE IS HEREBY GIVEN that I, the undersigned Clerk of the Circuit Court of Charlotte County, Florida, shall sell the property at public sale to the highest bidder for cash, except as set forth hereinafter, on September 17, 2026, at 11:00 a.m. at www.charlotte.realforeclose.com, in accordance with Chapter 45 Florida Statutes, the	following-described real property: Unit No. 204 of REGENCY HOUSE OF PORT CHARLOTTE, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 617, Page 118, and all exhibits and amendments thereof, of the Public Records of Charlotte County, Florida, together with exclusive right to use Parking Space No. 50 and Storage Space No. 204. Subject to easements, restrictions and reservations of record and taxes for the year 2024 and thereafter. The said sale will be made pursuant to the Final Judgment of Foreclosure of the County Court of Charlotte County, Florida, in Civil Action No. 24000447CC, Regency House of Port Charlotte, A Condominium, Inc., Plaintiff vs. Roberta Grant, Defendant. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 60 days after the sale. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated this day of 08/28/2026. ROGER D. EATON, Clerk By: (SEAL) B. Lackey Deputy Clerk September 4, 11, 2026 26-01065T

FIRST INSERTION	
NOTICE OF ACTION IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION CASE NO: 25001703CC ROTONDA MEADOWS/VILLAS CONSERVATION ASSOCIATION, INC., a Florida Not for Profit Corporation, Plaintiff, v. EDUARDO G. CASA and MARIA VIRGINIA VERGARA DE CASA, Defendant(s). TO: EDUARDO G. CASA and MARIA VIRGINIA VERGARA DE CASA Bugambillas No 62 Rancho Conte A P 7 Ciudadas Granja Nto Zapopan Jalisco , Mexico YOU ARE NOTIFIED that an action to foreclose a Claim of Lien on the following described property in Charlotte County, Florida: Lot 17, Block 39, Rotonda Meadows, as recorded in Plat Book 10, Page(s) 15A through 15Z18, of the Public Records of Charlotte County, Florida. Which has the address of: 73 Willow Rd, Placida, FL 33946 has been filed against you, and you are required to serve a copy of your written	defenses, if any, to it on Association Legal Services, LLC, Plaintiff's attorney, at 12600 World Plaza Lane. Build.#63, Fort Myers, FL 33907 (239-887-4276), leland@associationlegalservices.com, within thirty (30) days from first date of publication, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. DATED on 8/31, 2026. Roger D. Eaton CLERK OF THE CIRCUIT COURT (SEAL) By: D. Harwood As Deputy Clerk September 4, 11, 2026 26-01070T

FIRST INSERTION	
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CASE NO.: 2026-CA-000533 MORTGAGE SOLUTIONS OF COLORADO, LLC, DBA MORTGAGE SOLUTIONS FINANCIAL, Plaintiff, v. MARK S. LAZENBY, et al., Defendants. TO: Misty Lazenby 21509 Winlock Avenue Port Charlotte, FL 33952 Misty Lazenby 414 Christopher Dr. Dothan, AL 36301 Misty Lazenby 23186 Maclellan Ave. Punta Gorda, FL 33980 Unknown Spouse of Misty Lazenby 21509 Winlock Avenue Port Charlotte, FL 33952 Unknown Spouse of Misty Lazenby 414 Christopher Dr. Dothan, AL 36301 Unknown Spouse of Misty Lazenby 23186 Maclellan Ave. Punta Gorda, FL 33980 George Pappas 214 Scarborough Court Valparaiso, IN 46385 George Pappas 499 Ashford Ln. Valparaiso, IN 46385 George Pappas 1405 Creek Nine Dr. North Port, FL 34291 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property in Charlotte County, Florida: Lot 17, Block 1403, PORT CHARLOTTE SUBDIVISION SEC-	TION TWENTY-EIGHT, according to the plat thereof, recorded in Plat Book 5, Pages 21A and 21B, of the Public Records of Charlotte County, Florida. has been filed against you and you are required to serve a copy of your written defenses, if any, on Anthony R. Smith, Esquire, the Plaintiff's attorney, whose address is Tiffany & Bosco, P.A., 1201 S Orlando Ave, Suite 430, Winter Park, FL 32789, on or before thirty (30) days from the date of first publication of this Notice, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; or a default will be entered against you for the relief demanded in the complaint. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at Charlotte County, Florida, this 27 day of August, 2026. Roger D. Eaton as Clerk of the Circuit Court of Charlotte County, Florida (SEAL) By: B. Lackey DEPUTY CLERK September 4, 11, 2026 26-01057T

FIRST INSERTION	
NOTICE OF ACTION IN THE CIRCUIT COURT FOR THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIRCUIT CIVIL DIVISION CASE NO.: 25001840CA UNITED WHOLESALE MORTGAGE, LLC Plaintiff(s), vs. BRIANNA FIGUEROA; DANIEL LUNA VAZQUEZ A/K/A DANIEL LUNA VAZQUEZ; THE UNKNOWN SPOUSE OF BEATRICE M. FERREIRA; THE UNKNOWN SPOUSE OF BRIANNA FIGUEROA; THE UNKNOWN SPOUSE OF DANIEL LUNA VAZQUEZ A/K/A DANIEL LUNA VAZQUEZ; THE UNKNOWN TENANT IN POSSESSION, Defendant(s). TO: DANIEL LUNA VAZQUEZ A/K/A DANIEL LUNA VAZQUEZ LAST KNOWN ADDRESS: 21491 MIDWAY BOULEVARD PORT CHARLOTTE, FL 33952 CURRENT ADDRESS: UNKNOWN TO: THE UNKNOWN SPOUSE OF DANIEL LUNA VAZQUEZ A/K/A DANIEL LUNA VAZQUEZ LAST KNOWN ADDRESS: 21491 MIDWAY BOULEVARD PORT CHARLOTTE, FL 33952 CURRENT ADDRESS: UNKNOWN YOU ARE HEREBY NOTIFIED that a civil action has been filed against you in the Circuit Court of Charlotte County, Florida, to foreclose certain real property described as follows: Lot 21, Block 2801, PORT CHARLOTTE SUBDIVISION SECTION THIRTY-THREE, according to the Plat thereof recorded in Plat Book 5, Pages 35A through 35F, of the Public Records of Charlotte County, Florida. LESS AND EXCEPT: The North 20.00 feet of Lot 21, Block 2801, PORT CHARLOTTE SUBDIVISION SECTION THIRTY-THREE, as	more fully set forth in that Order of Taking as shown recorded in O.R. Book 3920, Page 229; and Default Final Judgment as shown recorded in O.R. Book 4146, Page 1185, of the Public Records of Charlotte County, Florida.. Property address: 21491 Midway Boulevard, Port Charlotte, FL 33952 You are required to file a written response with the Court and serve a copy of your written defenses, if any, to it on Padgett Law Group, whose address is 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312, at least thirty (30) days from the date of first publication, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110 or jembury@ca.cjis20.org, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. DATED this the 28 day of August, 2026. CLERK OF THE CIRCUIT COURT As Clerk of the Court (SEAL) BY: B. Lackey Deputy Clerk Plaintiff Atty: Padgett Law Group 6267 Old Water Oak Road, Suite 203 Tallahassee, FL 32312 attorney@padgettlawgroup.com TDP File No. 25-014657-1 September 4, 11, 2026 26-01068T

FIRST INSERTION	
NOTICE OF ACTION Constructive Service of Process IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA Case No. 26000591CA Honorable Judge: KIRSHY, RUSSELL THOMAS PLANET HOME LENDING, LLC Plaintiff, vs. SANDRA GOODIN; UNKNOWN SPOUSE OF SANDRA GOODIN; THOMAS STRAUSS: OAK HOLLOW PROPERTY OWNERS ASSOCIATION, INC.; UNKNOWN TENANT OCCUPANT #1; UNKNOWN TENANT OCCUPANT #2 Defendants, TO: SANDRA GOODIN, UNKNOWN SPOUSE OF SANDRA GOODIN, and THOMAS STRAUSS Last Known Address: 438 RICOLD TER, PORT CHARLOTTE, FL 33954 YOU ARE NOTIFIED that an action to Foreclose a Mortgage on the following property, commonly known as 438 RICOLD TER, PORT CHARLOTTE, FL 33954, and more particularly described as follows: LOT 6, BLOCK 5296, SECOND REPLAT IN PORT CHARLOTTE SUBDIVISION, SECTION NINETY SIX, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGE 22A THROUGH 22C, INCLUSIVE, OF THE PUBLIC RECORDS	OF CHARLOTTE COUNTY, FLORIDA. PARCEL ID: 402204352003 has been filed against you and you are required to serve of a copy of your written defenses, if any, to it on Matthew T. Wasinger, Esquire, the Plaintiff's attorney, whose address is 605 E. Robinson Street, Suite 730, Orlando, FL 32801 on or before, 10-2-2026, but not less than 30 days from the first proof of publication of this Notice, and file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. DATED ON: 8/27/26. Roger D. Eaton Charlotte County Clerk of Court and Comptroller B. Lackey (SEAL) As Deputy Clerk September 4, 11, 2026 26-01062T

FIRST INSERTION	
NOTICE OF ACTION CONSTRUCTIVE SERVICE IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION Case No.: 26001128CC VILLA ESTA II ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. MICHELE ENDRIES; her devisees, grantees, creditors, and all other parties claiming by, through, under or against them and all unknown natural persons, if alive and if not known to be dead or alive, their several and respective spouses, heirs, devisees grantees, and creditors or other parties claiming by, through, or under those unknown natural persons and their several unknown assigns, successors in interest trustees, or any other persons claiming by through, under or against any corporation or other legal entity named as a defendant and all claimants, persons or parties natural or corporate whose exact status is unknown, claiming under any of the above named or described defendants or parties who are claiming to have any right, title or interest in and to the lands hereafter described; UNKNOWN SPOUSE OF MICHELE ENDRIES; UNKNOWN TENANT #1 and UNKNOWN TENANT #2, Defendants. TO: MICHELE ENDRIES; her devisees, grantees, creditors, and all other parties claiming by, through, under or against them and all unknown natural persons, if alive and if not known to be dead or alive, their several and respective spouses, heirs, devisees grantees, and creditors or other parties claiming by, through, or under those unknown natural persons and their several unknown assigns, successors in interest trustees, or any other persons claiming by through, under or against any corporation or other legal entity named as a defendant and all claimants, persons or parties natural or corporate whose exact status is unknown, claiming under any of the above named or described defendants or parties who are claiming to have any right, title or interest in and to the lands hereafter described. YOU ARE HEREBY NOTIFIED that	an action for foreclosure in connection with the following described property in Charlotte County, Florida: Condominium Unit B, VILLA ESTA II, a Condominium according to the Declaration of Condominium thereof, as recorded in Official Records Book 904, Page 104, as amended from time to time, and being further shown and defined in that survey, plot plan and graphic description of improvements thereof, recorded in Condominium Book 7, pages 7A through 7C, inclusive, as amended from time to time, of the Public Records of Charlotte County, Florida, together with an undivided interest in the common elements appurtenant thereto. Commonly known as: 26461 Explorer Road, Unit B, Punta Gorda, FL 33983 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Ernest W. Sturges, Jr., Esq., Plaintiff's attorney whose address is Goldman, Tiseo & Sturges, P.A., 701 JC Center Court, Suite 3, Port Charlotte, Florida 33954, thirty (30) days after the first publication date, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110 or jembury@ca.cjis20.org, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. WITNESS My hand and seal of this Court. 8/31/26 ROGER D. EATON, CLERK OF COURT (SEAL) By: D. Harwood Deputy Clerk September 4, 11, 2026 26-01071T

SUBSEQUENT INSERTIONS	
FOURTH INSERTION	
NOTICE OF ACTION (Formal Notice By Publication) IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 2026-CP-000686 IN RE: ESTATE OF BENJAMIN LEDBETTER, IV, Deceased. TO: KAREN LEDBETTER Address unknown YOU ARE NOTIFIED that a Petition for Administration has been filed in this court. You are required to serve a copy of your written defenses, if any, on petitioner's attorney, whose name and address are: Robert D. Hines, Esq., Hines Norman Hines, P.L., 1312 W. Fletcher Avenue, Suite B, Tampa, FL 33612 on or before 9/11/2026, and to file the original of the written defenses with the clerk of this court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or	order for the relief demanded, without further notice. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Signed on this 6 day of August, 2026. ROGER D. EATON, CLERK As Clerk of the Court (SEAL) By: Karen Davis As Deputy Clerk Aug. 14, 21, 28; Sept. 4, 2026 26-00977T

SECOND INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 3811 Tamiami Trail, Punta Gorda FL 33950, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.storageetreasures.com on 09/17/2026 at 2:30pm. Contents include personal property along with the described belongings to those individuals listed below.

2332	Clint Norris	tools, boxes, furniture
2116	Christina Brunke	boxes, tools, outdoor items, baby items
454	Richard Finan	boxes, tools, furniture
655	Nilsa Fernandez	furniture, boxes

Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Please contact the property with any questions (941) 993-9071.

August 28; September 4, 202626-01029T

SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION

Case No. 26-CP - 859
IN RE: ESTATE OF JOHN HAROLD CAUDILL, Deceased.

The administration of the Estate of John Harold Caudill, deceased, whose date of death was February 21, 2026, Case No. 26-CP-859, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 3315 Tamiami Trail East, Suite #102, Naples, Florida, 34112-5324. The name and address of the personal representative and the personal representative's attorney are set forth below.

All Creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice has been served must file their claims with this court through the State of Florida Courts E-filing Portal at www.myflcourtsaccess.com WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR

30 DAYS AFTER THE TIME OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is August 28, 2026.

Personal Representative:
Beverly Richmond
1421 Argyll Park
Bulverde, TX 78163-3517
Attorney for Personal Representative: /s/ Ellen T. Chadwell
Ellen T. Chadwell/FBN 983860
The Law Office of Ellen T. Chadwell
5675 Strand Court
Naples, Florida 34110
Tele: (239) 249-3560
ellen@chadwellLaw.com
Aug. 28; Sept. 4, 202626-01046T

SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION

File No. 26-00083CP
IN RE: ESTATE OF JILL ANN GRILLO Deceased.

The administration of the estate of JILL ANN GRILLO, deceased, whose date of death was February 12, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 East Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

NOTICE.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

Personal Representative
Julie Grillo McCreary
14 Juniper Terrace
Dedham, Massachusetts 02026
MARIA S. LEAVY
Leavy Law PA
Florida Bar Number: 0856851
800 Village Square Crossing
Suite 216
Palm Beach Gardens, FL 33410
Telephone: (561) 623-2576
Aug. 28; Sept. 4, 202626-01036T

SECOND INSERTION

NOTICE OF SALE, PURSUANT TO CHAPTER 45

IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA

CASE NUMBER: 2024 CA 001412
JEFF LEONARD AND DENISE LEONARD,
Plaintiffs, v.
PAMELA G. SUMMERS, LISA S. LYNCH, UNKNOWN TENANT NO. 1 AND UNKNOWN TENANT NO. 2, AND ROTONDA WEST ASSOCIATION, INC. F/K/A ROTONDA WEST WATERWAY MAINTENANCE ASSOCIATION, INC Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Consented Final Judgment of Foreclosure dated July 17, 2025 and Order adopting the Report and Recommendations of the Magistrate entered on August 8, 2026, and entered in Case No. 2024 CA 001412 of the Circuit Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida, wherein JEFF LEONARD AND DENISE LEONARD, are Plaintiffs, and PAMELA G. SUMMERS, LISA S. LYNCH, UNKNOWN TENANT NO. 1, k/n/a/ DENISE SMITH AND ROTONDA WEST ASSOCIATION, INC. F/K/A ROTONDA WEST WATERWAY MAINTENANCE ASSOCIATION, INC., are Defendants, I will sell to the highest and best bidder for cash online at www.charlotte.realforeclose.com at 11:00 a.m. on the 14th day of September,

2026, all as provided by Chapter 45 of the Florida Statutes, the following described property as set forth in said Final Judgment entered on July, 17, 2025, to wit:

Lot 392, Rotonda West, Pebble Beach, according to the plat thereof recorded in Plat Book 8, Page 13, Public Records of Charlotte County, Florida.

Property Address: 37 Bunker Court, Rotonda, FL 33947

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 60 days after the sale.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated at Charlotte County, Florida this 08/19/2026 day of August, 2026.

ROGER D. EATON
As Clerk, Circuit Court
By (SEAL) B. Lackey
As Deputy Clerk
Aug. 28; Sept. 4, 202626-01032T

SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION

File Number: 26000585CP
IN RE: ESTATE OF R. KIMBERLY MITCHELL, JR. a/k/a ROBERT K. MITCHELL, JR. a/k/a ROBERT KIMBERLY MITCHELL, JR. a/k/a KIMBERLY MITCHELL a/k/a ROBERT K. MITCHELL Deceased.

The administration of the ancillary estate of R. KIMBERLY MITCHELL, JR. a/k/a ROBERT K. MITCHELL, JR. a/k/a ROBERT KIMBERLY MITCHELL, JR. a/k/a KIMBERLY MITCHELL a/k/a ROBERT K. MITCHELL, deceased, whose date of death was January 17, 2026, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, Florida 33950. The names and addresses of the ancillary personal representative and the ancillary personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

NOTICE.

The ancillary personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is 08/28/2026.

Ancillary Personal Representative
MARK A. MALKIN
2338 Immokalee Road, Suite 373
Naples, Florida 34110
Attorney for Ancillary Personal Representative
DEBRA J. SLATER, ESQ.
Florida Bar Number: 669921
SLATER & SMALL, PLLC
5411 N. University Drive, Suite 201
Coral Springs, Florida 33067
Telephone: (954) 753-4388
Fax: (954) 754-4399
E-Mail: Dslater@slater-small.com
Secondary E-Mail: Lrubin@slater-small.com
E-Service: Eservice@slater-small.com
Aug. 28; Sept. 4, 202626-01037T

SECOND INSERTION

NOTICE TO CREDITORS

(Summary Administration)

IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION

File No. 26-792-CP
Division Probate
IN RE: ESTATE OF LAURENCE T. CAMPBELL A/K/A LAURENCE CAMPBELL Deceased.

TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:

You are hereby notified that an Order of Summary Administration has been entered in the estate of Laurence T. Campbell a/k/a Laurence Campbell, deceased, File Number 26-792-CP, by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 East Marion Avenue, Punta Gorda, Florida 33950; that the decedent's date of death was March 30, 2026; that the total value of the estate is \$14,579.46 and that the names and addresses of those to whom it has been assigned by such order are:

Name	Address
JoAnna Campbell	2100 Kings Highway #428 Port Charlotte, FL 33980

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court

WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.288 Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211, Florida Statutes. The written demand must be filed with the clerk.

The date of first publication of this Notice is August 28, 2026.

Person Giving Notice:
JoAnna Campbell
2100 Kings Highway #428
Port Charlotte, Florida 33980
Attorney for Person Giving Notice
Schwarz & Harris, P.A.
Ellie K. Harris
Florida Bar Number: 0021671
Elise V. Bouchard
Florida Bar Number: 0109033
17841 Murdock Circle
Port Charlotte, FL 33948
Telephone: (941) 625-4158
Fax: (941) 625-5460
E-Mail: e-service@schwarzlaw.net
Aug. 28; Sept. 4, 202626-01030T

SECOND INSERTION

NOTICE TO CREDITORS

(Summary Administration)

IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION

File No. 26-654-CP
Division Probate
IN RE: ESTATE OF CYNTHIA A. BRENNAN A/K/A CYNTHIA ANN BRENNAN Deceased.

TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:

You are hereby notified that an Order of Summary Administration has been entered in the estate of Cynthia A. Brennan a/k/a Cynthia Ann Brennan, deceased, File Number 26-654-CP, by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 W. Marion Avenue, Punta Gorda, Florida 33950; that the decedent's date of death was October 5, 2025; that the total value of the estate is \$25,000 and that the names and addresses of those to whom it has been assigned by such order are:

Marnie Hopkins	1495 Tolman Creek Road Ashland, OR 97520 Walter Newling 1283 West Corktree Circle Port Charlotte, FL 33952
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ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in

the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.288 Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211, Florida Statutes. The written demand must be filed with the clerk.

The date of first publication of this Notice is August 28, 2026.

Petitioner:
Marnie Hopkins
1495 Tolman Creek Road
Ashland, Oregon 97520
Attorney for Petitioner:
Jeffrey R. Kuhns,
Florida Bar No. 96026
KUHNS LAW FIRM, PLLC
425 Cross Street, Ste. #312
Punta Gorda, Florida 33950
Telephone: (941) 205-8000/
Fax: (941) 205-8001
E-Mail: jeff@kuhnslawfirm.com
Aug. 28; Sept. 4, 202626-01045T

SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION

File No: 26CP000768
Division: Probate
IN RE: ESTATE OF EUGENE F. MALONEY Deceased.

The administration of the estate of Eugene F. Maloney, deceased, whose date of death was May 6, 2026, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 18500 Murdock Circle, Port Charlotte, Florida 33948. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The personal representative has no duty to discover whether any property held at the time of the decedent's death

by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is August 28, 2026.

Personal Representative:
William M. Maloney
22 Cedar Hill Terrace
Miller Place, New York 11764
Attorney for Personal Representative:
Lori A. Wellbaum
Attorney
Florida Bar Number: 0711110
WELLBAUM LAW PA
686 N. Indiana Avenue
Englewood, FL 34223
Telephone: (941) 474-3241
Fax: (941) 475-2927
E-Mail: lori@wellbaumlaw.com
Secondary E-Mail: anne@wellbaumlaw.com
Aug. 28; Sept. 4, 202626-01031T

SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION

File No. 26000835CP
Division Probate
IN RE: ESTATE OF RICHARD L. BOSSEY, SR. Deceased.

The administration of the estate of RICHARD L. BOSSEY, SR., deceased, whose date of death was April 23, 2025, is pending in the Circuit Court for CHARLOTTE County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The personal representative has no

duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is August 28, 2026.

Personal Representative:
MICHAEL L. BOSSEY
980 Bayshore Drive
Englewood, Florida 34223
Attorney for Personal Representative:
DOROTHY L. KORSZEN, ESQUIRE
Florida Bar Number: 765317
Farr Law Firm P.A.
901 Ridgewood Avenue
Venice, FL 34285
Telephone: (941) 484-3000
Fax: (941) 485-5173
E-Mail: dkorszen@farr.com
Secondary E-Mail: jpainchaud@farr.com
Aug. 28; Sept. 4, 202626-01035T

SECOND INSERTION

NOTICE TO CREDITORS

(Summary Administration)

IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION

File No.: 2026-CP-000829
Division: Probate
IN RE: ESTATE OF FRANK P. CUPERO, SR. a/k/a FRANK PETER CUPERO Deceased.

TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:

You are hereby notified that an Order of Summary Administration has been entered in the estate of Frank P. Cupero, Sr. a/k/a Frank Peter Cupero, deceased, File Number 2026-CP- 000829 by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, Florida 33950; that the decedent's date of death was July 15, 2026; that the total value of the estate is less than \$75,000.00, and that the names and addresses of those to whom it has been assigned by such order are:

Name	Address
Frank P. Cupero, Sr.	Declaration of Trust dated April 24, 1996 and Amended September 2, 2011 Philip R. Cupero, Co-Trustee 14669 Willow Rose Lane Athens, AL 35613

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court

WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.288 Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211, Florida Statutes. The written demand must be filed with the clerk.

The date of first publication of this Notice is August 28, 2026.

Persons Giving Notice:
Philip R. Cupero
14669 Willow Rose Lane
Athens, AL 35613
Frank P. Cupero, Jr.
13046 W. Foxfire Drive
Sun City West, AZ 85375
Attorney for Persons Giving Notice
Forrest J. Bass, Attorney
Florida Bar Number: 68197
Farr Law Firm, PA
99 Nesbit Street
Punta Gorda, FL 33950
Telephone: (941) 639-1158
Fax: (941) 639-0028
E-Mail: fbass@farr.com
Secondary E-Mail: msleeper@farr.com and probate@farr.com
Aug. 28; Sept. 4, 202626-01039T

SECOND INSERTION			
CLERK'S NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA CASE NO.: 25000240CA NATIONSTAR MORTGAGE LLC, Plaintiff, vs. DANIEL R. SOKOL, II A/K/A DANIEL SOKOL, UNKNOWN SPOUSE OF DANIEL R. SOKOL, I A/K/A DANIEL SOKOL, UNIVERSAL ROOFING GROUP, INC. D/B/A UNIVERSAL ROOF & CONTRACTING, Defendants. NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure entered on July 17, 2026 in the above-styled cause, I will sell to the highest and best bidder for cash on September 23, 2026 at 11:00 a.m., at www.charlotte.realforeclose.com: LOTS 33 AND 34, BLOCK 109, HARBOUR HEIGHTS SUBDIVISION, SECTION FOUR, PART TWO, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE(S) 32, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. Property Address: 3244 Peace			
River Dr., Punta Gorda, FL 33983 ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated 08/21/2026. ROGER D. EATON, CLERK CHARLOTTE COUNTY CLERK OF COURT By: (SEAL) B. Lackey Deputy Clerk Matter No.: FL-005084-24 Aug. 28; Sept. 4, 2026 26-01041T			

SECOND INSERTION			
NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT) IN THE CIRCUIT COURT OF THE JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA Case No.: 26-979-DR Jessica Provencher Petitioner and Heather Provencher Respondent, TO: Heather Provencher YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Jessica Provencher, whose address is 162 Madrid Blvd unit 112 punta Gorda FL 33950 on or before 8-21-2026 and file the original with the clerk of this Court at before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition. The action is asking the court to decide how the following real or personal property should be divided: Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request. You must keep the Clerk of the Circuit Court's office notified of your cur-			
rent address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk's office. WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than (7) days; if you are hearing or voice impaired, call 711. Dated: 7-16-26 CLERK OF THE CIRCUIT COURT By: C. Schmidt (SEAL) Deputy Clerk Aug. 28; Sept. 4, 11, 18, 2026 26-01038T			

SECOND INSERTION			
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA CASE NO.: 26000254CA EF MORTGAGE LLC, Plaintiff, v. THE RIGHT CHOICE INVESTMENTS, L.L.C., a Florida Limited Liability Company; SARA MORONTA, an Individual; IFP Fund I LLC; CHARLOTTE COUNTY, FLORIDA; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant(s). NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure, Breach of Guaranty, and Request for Attorney Fees dated August 21, 2026 entered in Civil Case No. 26000254CA in Circuit Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida, wherein EF MORTGAGE LLC, Plaintiff and THE RIGHT CHOICE INVESTMENTS, L.L.C., a Florida Limited Liability Company; SARA MORONTA, an Individual; IFP Fund I LLC; and CHARLOTTE COUNTY, FLORIDA, are Defendant(s), Roger D. Eaton, Clerk of Court, will sell to the highest and best bidder for cash beginning at 11:00 A.M. at www.charlotte.realforeclose.com in accordance with Chapter 45, Florida Statutes on October 8, 2026 the following described property as set forth in said Final Judgment of Foreclosure, Breach of Guaranty, and Request for Attorney Fees, to-wit: Lot 5, Block 4616, Port Charlotte Subdivision Section Eighty-Five, according to the map or plat thereof, as recorded in Plat Book 6, Page(s) 60A through 60Q, inclusive, of the Public Records of			
Charlotte County, Florida. Property Address: 10125 AMICO-LA STREET PORT CHARLOTTE FL 33981 ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. ROGER D. EATON CLERK OF THE CIRCUIT COURT Charlotte County, Florida 08/25/2026 (SEAL) B. Lackey DEPUTY CLERK OF COURT Submitted By: Barron A Becker, Esq. Kelley Kronenberg 10360 West State Road 84 Fort Lauderdale, FL 33324 Service E-mail: fltrialprop@kelleykronenberg.com File No.: 3087.000674 Aug. 28; Sept. 4, 2026 26-01050T			

SECOND INSERTION			
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 26-803-CP Division Probate IN RE: ESTATE OF ROBERT GOON Deceased. The administration of the estate of ROBERT GOON, deceased, whose date of death was April 29, 2026, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property			
held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is August 28, 2026. Personal Representative: CHELSEA L. LORENC 103 Mecca Street Port Charlotte, Florida 33954 Attorney for Personal Representative: MICHAEL M. WILSON Attorney Florida Bar Number: 076244 Wotitzky, Wotitzky & Young, P.A. 1107 W. Marion Avenue, Unit #111 Punta Gorda, FL 33950 Telephone: (941) 639-2171 Fax: (941) 639-8617 E-Mail: mwilson@wotitzkylaw.com Secondary E-Mail: kat@wotitzkylaw.com Aug. 28; Sept. 4, 2026 26-01052T			

SECOND INSERTION			
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CASE NO.: 2025-CA-000949 VILLAGE CAPITAL & INVESTMENT, LLC, Plaintiff, v. TERESA BECKTA, et al., Defendants. NOTICE is hereby given that Roger D. Eaton, Clerk of the Circuit Court of Charlotte County, Florida, will on October 7, 2026, at 11:00 a.m. ET, via the online auction site at www.charlotte.realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Charlotte County, Florida, to wit: Lot 3, in Block 4606, of PORT CHARLOTTE SUBDIVISION SECTION EIGHTY-FIVE, according to the plat thereof, as recorded in Plat Book 6, Page 60A, of the Public Records of Charlotte County, Florida. Property Address: 13406 Lansing Avenue, Port Charlotte, FL 33981 pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above. Any person claiming an interest in			
the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the clerk reports the surplus as unclaimed. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. WITNESS my hand and official seal of this Honorable Court this day of 08/25/2026. Roger D. Eaton Clerk of the Circuit Court By: (SEAL) B. Lackey DEPUTY CLERK Aug. 28; Sept. 4, 2026 26-01048T			

SECOND INSERTION			
NOTICE OF ACTION - PROPERTY IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CASE NO. 26001344CC EAGLE POINT HOMEOWNERS, INC., a Florida not for profit corporation, Plaintiff, v. KATHRYN B. TREVELINO, EXECUTRIX OF THE ESTATE OF ANTHONY TREVELINO, the unknown beneficiaries of the Estate of ANTHONY TREVELINO, UNKNOWN TENANT(S) IN POSSESSION, and all other persons who have or may claim an interest in the property, Defendants. TO: All Defendants named above; Kathryn B. Trevelino, individually; Frank A. Trevelino; and to all others to whom it may concern; YOU ARE NOTIFIED that an action seeking to foreclose a recorded lien relating to property located at 10303 Burnt Store Road, #146, Punta Gorda, Florida 33950, which is legally described as follows: Certificate No. 1226 (representing 5 shares) of EAGLE POINT HOMEOWNERS, INC., a Florida not-for-profit corporation, recorded on October 4, 2002 at Official Records Book 2105 page 326 of the Public Records of Charlotte County, Florida, together with the 1974 mobile home (VIN 2162202AH&B) situated on Unit/ Lot #146 of Eagle Point, 10303 Burnt Store			
Road, #146, Punta Gorda, Florida 33950. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on the Plaintiff's Attorney, David L. Boyette, Esquire, whose address is Adams & Reese LLP, 2001 Siesta Drive, Suite 302, Sarasota, Florida 34239 on or before 9/30/26, 2026 or within thirty (30) days after first publication of the notice and file the original with the Clerk of the above-styled Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Amended Complaint. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. DATED on 8/25/26 ROGER D. EATON CLERK OF CIRCUIT COURT & COMPTROLLER (SEAL) By: D. Harwood Deputy Clerk Aug. 28; Sept. 4, 11, 18, 2026 26-01047T			

SECOND INSERTION			
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR CHARLOTTE COUNTY GENERAL JURISDICTION DIVISION CASE NO. 25001552CA MIDFIRST BANK, Plaintiff, vs. CARRIE ANN LECUYER AKA CARRIE A. LECUYER A/K/A CARRIE LECUYER, et al., Defendant. NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered July 27, 2026 in Civil Case No. 25001552CA of the Circuit Court of the TWENTIETH JUDICIAL CIRCUIT in and for Charlotte County, Punta Gorda, Florida, wherein MIDFIRST BANK is Plaintiff and Carrie Ann LeCuyer AKA Carrie A. LeCuyer a/k/a Carrie LeCuyer, et al., are Defendants, the Clerk of Court, Roger D. Eaton, will sell to the highest and best bidder for cash at www.charlotte.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 14th day of September, 2026 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit: Lot I-13, of Fourth Replat of Heri-			
tage Oak Park, according to Plat thereof, recorded in Plat Book 19, Page 1A, Public Records of Charlotte County, Florida. Address: 1411 Winding Oak Dr, Port Charlotte, FL 33948 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated this day of 8/21/2026. Deputy Clerk CLERK OF THE CIRCUIT COURT As Clerk of the Court BY: (SEAL) D. Harwood 25-13775FL Aug. 28; Sept. 4, 2026 26-01040T			

SECOND INSERTION			
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CASE NO. 26-685-CA RYAN'S 5 STAR HOMES, LLC, Plaintiff, v. SERGIO C. JARAMILLO; UNKNOWN SPOUSE OF SERGIO C. JARAMILLO; UNKNOWN TENANTS IN POSSESSION; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER, OR AGAINST SERGIO C. JARAMILLO, Defendants. In The Name of the State of Florida: To: SERGIO C. JARAMILLO 30030 Red Pine Rd, Punta Gorda, Florida 33982 You Are Hereby Notified that an action has been initiated to foreclose a mortgage on the following property in Charlotte County, Florida: Lot 2, Ridge Harbor, according to the map or plat thereof as recorded in Plat Book 3, Page 45, Public Records of Charlotte County, Florida. Address: 30030 Red Pine Rd, Punta Gorda, Florida 33982. Parcel Identification No. 402419101002. has been filed against you, and you are required to serve a copy of your answer or pleading to said Complaint on Plaintiff, RYAN'S 5 STAR HOMES, LLC, attorney of record, Mahshie & De-Costa, P.A., Elias Mahshie, Esq., 407 E. Marion Avenue, Suite 101, Punta Gorda, Florida 33950, elias@md-lawfirm.com; eservice@md-lawfirm.com, and file the original answer or pleading in the Office of the Clerk of the Circuit Court, 350 E. Marion Avenue, Punta Gorda, Florida 33950 on or before the 30th day¹ following the date of the first publication of this Notice of Action. If you fail to do so, a Judgment by Default will be taken against you for the relief demanded in said Complaint. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. DONE AND ORDERED 8/24/26 Clerk of the Circuit Court (SEAL) By: B. Lackey Deputy Clerk TF21737-26/cam Aug. 28; Sept. 4, 11, 18, 2026 26-01042T			

SECOND INSERTION			
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT FOR THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIRCUIT CIVIL DIVISION CASE NO.: 25001471CA PENNYMAC LOAN SERVICES, LLC Plaintiff(s), vs. KENNETH HOWELL; REBECCA HOWELL; UNITED STATES OF AMERICA; ALL IN CREDIT UNION; THE UNKNOWN SPOUSE OF KENNETH HOWELL; THE UNKNOWN SPOUSE OF REBECCA HOWELL; THE UNKNOWN TENANT IN POSSESSION Defendant(s). NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on August 7, 2026 in the above-captioned action, the Clerk of Court will sell to the highest and best bidder for cash at www.charlotte.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 23rd day of September, 2026 at 11:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit: Lot 13, Block 5056, Port Charlotte Subdivision Ninety Five, according to the map or plat thereof, as recorded in Plat Book 10, Page (s) 1, of the Public Records of Charlotte County, Florida. Property address: 7034 Stacy Lane, Port Charlotte, FL 33981			
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. In accordance with Rule of General Practice and Judicial administration 2.515, the undersigned represents that the legal authorities identified herein exist and are accurately cited. Roger D Eaton CLERK OF THE CIRCUIT COURT As Clerk of the Court 08/25/2026 BY: (SEAL) B. Lackey Deputy Clerk Padgett Law Group, Attorney for Plaintiff 6267 Old Water Oak Road, Suite 203 Tallahassee, FL 32312 attorney@padgettlawgroup.com TDP File No. 25-012276-1 Aug. 28; Sept. 4, 2026 26-01049T			

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